PRE-APP RICHMOND COUNCIL RESPONSE

In October 2021 these proposals were submitted to Richmond Council for a pre-app. These proposals were generally well received and the retention of the majority of the trees on the site and the incorporation of three rather than the four houses on the site was considered to be a apt response to the site.

The pre-app response letter outlined the below architectural and design development points:

- Privacy & overlooking of No.2 Godstone Road needs to be considered. The existing large boundary wall and existing vegetation may mitigate this. Line of sight drawings would help determine the potential impact.
- The overall height, eaves, ridge and scale of the development will need to relate to neighbouring properties.
- Large skylights on the roof should be reduced in size.
- Consider replacing tree T10 with a new tree further from the building. Undertake utility searches to see the potential of moving the new tree closer to the Winchester Road.
- Incorporate ecological enhancements.
- Refuse stores not to be visible from the front elevation.
- Incorporate safe and secure bike storage for two cycles per dwelling.

04. DESIGN PROPOSAL

GA PLANS

The houses are orientated east-west, with gardens both to the front and to the rear. The ground floors of each house will be dual aspect combined living and dining areas.

The front gardens will have low brick walls that will compliment the street and delineate the demises.

The first floor of the houses will have 2-4 bedrooms and a family bathroom. The rooms will be punctuated by bay windows that will allow for further usable space, maximise natural daylight and create seating areas.

Views out of the first floor two rear bedrooms of the middle house will be directed north and south to prevent any overlooking of 2 Godstone Road's side windows. The western facing windows will be translucent to prevent overlooking but allow maximum daylighting of the bedroom spaces.

Direct views from house 1 & 3 towards 2 Godstone Road are limited by dense vegetation on the high wall and the tree canopies to the north.

Following the pre-app feedback, T10 & T11, are both deemed to be too close to the proposed buildings. These trees will be replaced with new trees that sit further from the buildings but are still within the garden walls of house 2 & 3. The tree type will be chosen specifically to suit the tight space available.

Ground Floor Plan

First Floor Plan

Existing View Of 2 Godstone Road From The Proposal Site

GA PLANS

The second floor loft space will provide an additional bedroom for each house and will also feature an en-suite bathroom.

Following the pre-app advice, the roof-light on the southern facing roof of each house has been reduced in scale significantly. The one large roof-light has been significantly shrunk down to linear rooflight that runs the length of the loft space.

The first floor roof areas to the south and west will be green roofs and will provide visual amenity for the residents and additional habitat for wildlife. The second floor roof to the north of house one will also be a green roof.

The overall ridge height of the proposed houses has been aligned to neighbouring properties of Winchester Road. The elevations on the following page indicate this. The roof pitches on all four sides, further limiting its visual impact on the street and perceived mass.

Second Floor Plan

Roof Plan

GA EAST ELEVATION - WINCHESTER ROAD

East Elevation

East Elevation

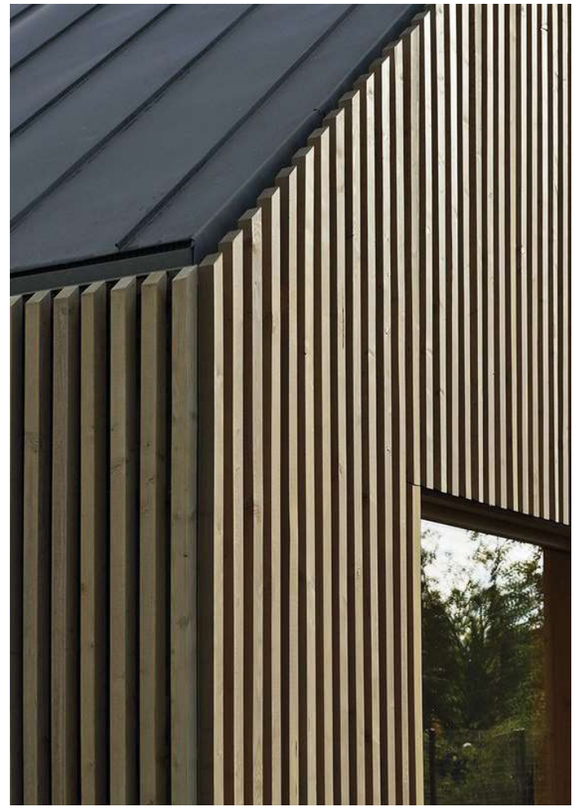
North Elevation

ILLUSTRATIVE VISUAL - WINCHESTER ROAD

View From Winchester Road Looking West At The Site

PRECEDENT BUILDINGS & MATERIALS

The precedent images show various options for open jointed timber cladding, protruding windows and inset windows that are embedded within the cladding.



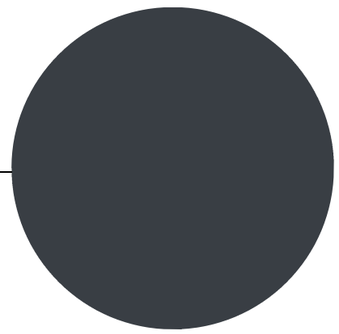
PROPOSED MATERIALS

Timber Cladding

The upper storeys & roof of the will be clad with an open rain-screen timber cladding that will have a natural appearance.

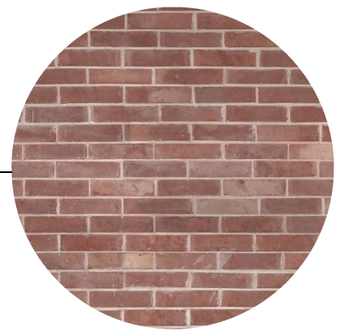
Glass

Windows will be low iron glass and will feature glass to glass junctions on the corner and bay windows.



RAL 7016

Window frames and doors will be painted in RAL 7016.



Brick

A brick base will compliment the surrounding existing buildings of Winchester Road & Godstone Road.

INITIAL ENVIRONMENTAL STRATEGY

The importance of developing a robust well-considered energy and sustainability strategy cannot be overstated. This strategy sets out the roadmap for the entire project and ultimately the success of the strategy will translate into the success of the building's performance on practical completion and throughout its life-cycle. Underpinning the energy strategy is the 'Be Lean', 'Be Clean' and 'Be Green' design framework which has been widely adopted (e.g. in the London Plan).

- **Be lean** - energy demand minimisation through 'passive' and 'active' design measures.
- **Be clean** - efficient energy supply.
- **Be green** - renewable energy generation.
- **Be seen** - to be designed to high specification standards

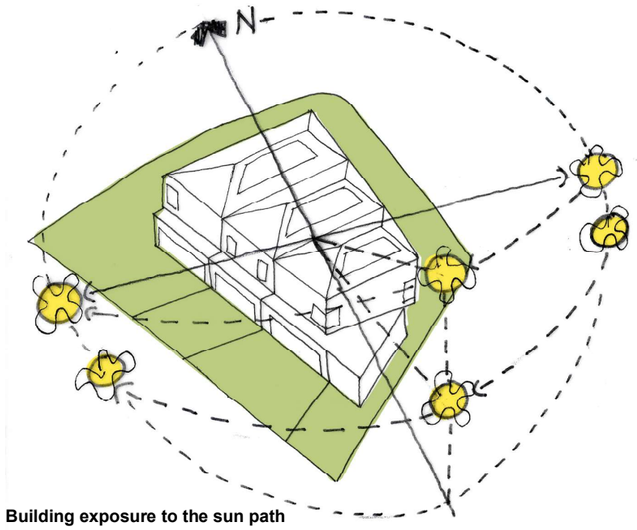
ENERGY & SUSTAINABILITY ASPIRATIONS
The scheme will adopt energy and sustainability targets in line and exceeding policy requirement

THE ENERGY STRATEGY TARGETS FOR THE SCHEME WOULD BE:

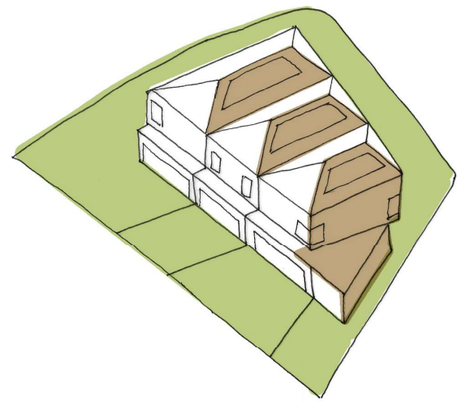
1. Zero CO2 Emissions- As an ambition, the scheme has adopted the aim of being a zero carbon development. This aligns with the London Plan 2021 aim of a zero carbon London by 2050.
2. Local renewable energy to meet 100% CO2 emissions. The development aims to surpass the London Plan requirement for a minimum of 20% of CO2 emissions associated with the development's regulated energy demand to be met by renewable energy systems where feasible.

The energy and environmental design of a scheme can take advantage of many different design opportunities in order to achieve its sustainability targets. However, some design features will have much more impact than others. Furthermore design feature are often interrelated. Some will synergise whilst other will clash.

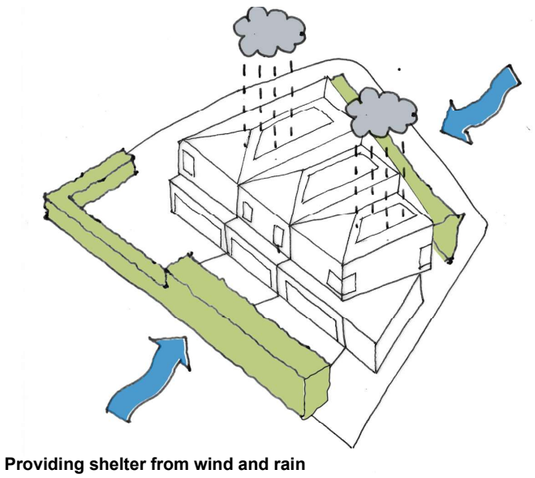
To highlight the core design features and to ensure that all the opportunities have been considered as well as the main relations, the scheme has been developed via the INTEGRATION Environmental Design Mindmap.



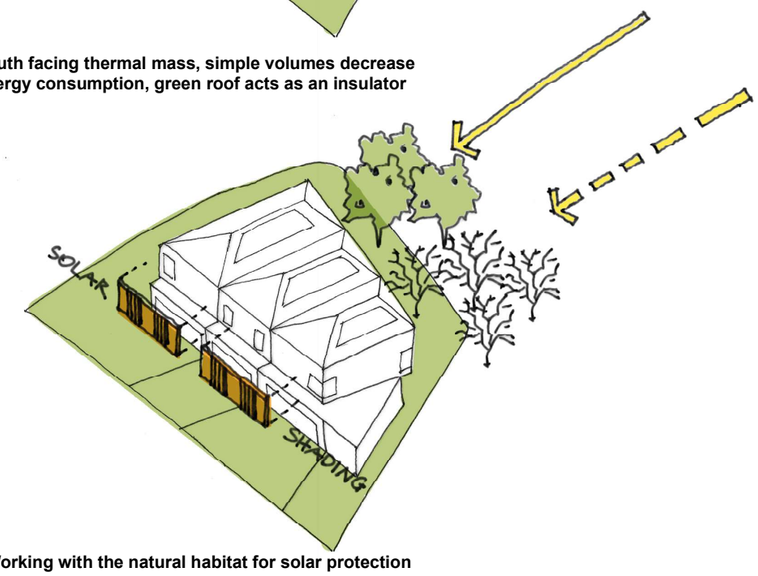
Building exposure to the sun path



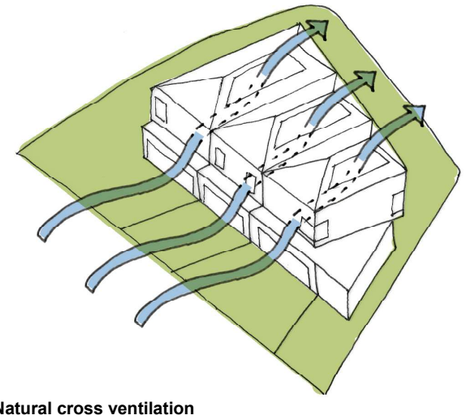
South facing thermal mass, simple volumes decrease energy consumption, green roof acts as an insulator



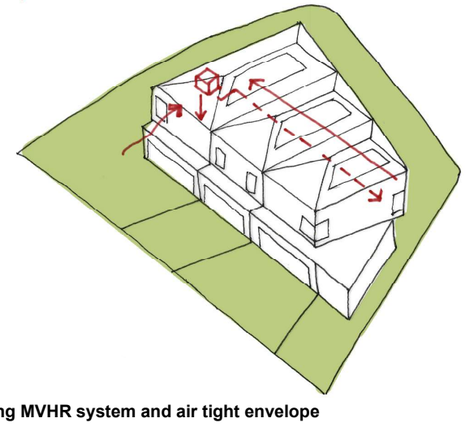
Providing shelter from wind and rain



Working with the natural habitat for solar protection

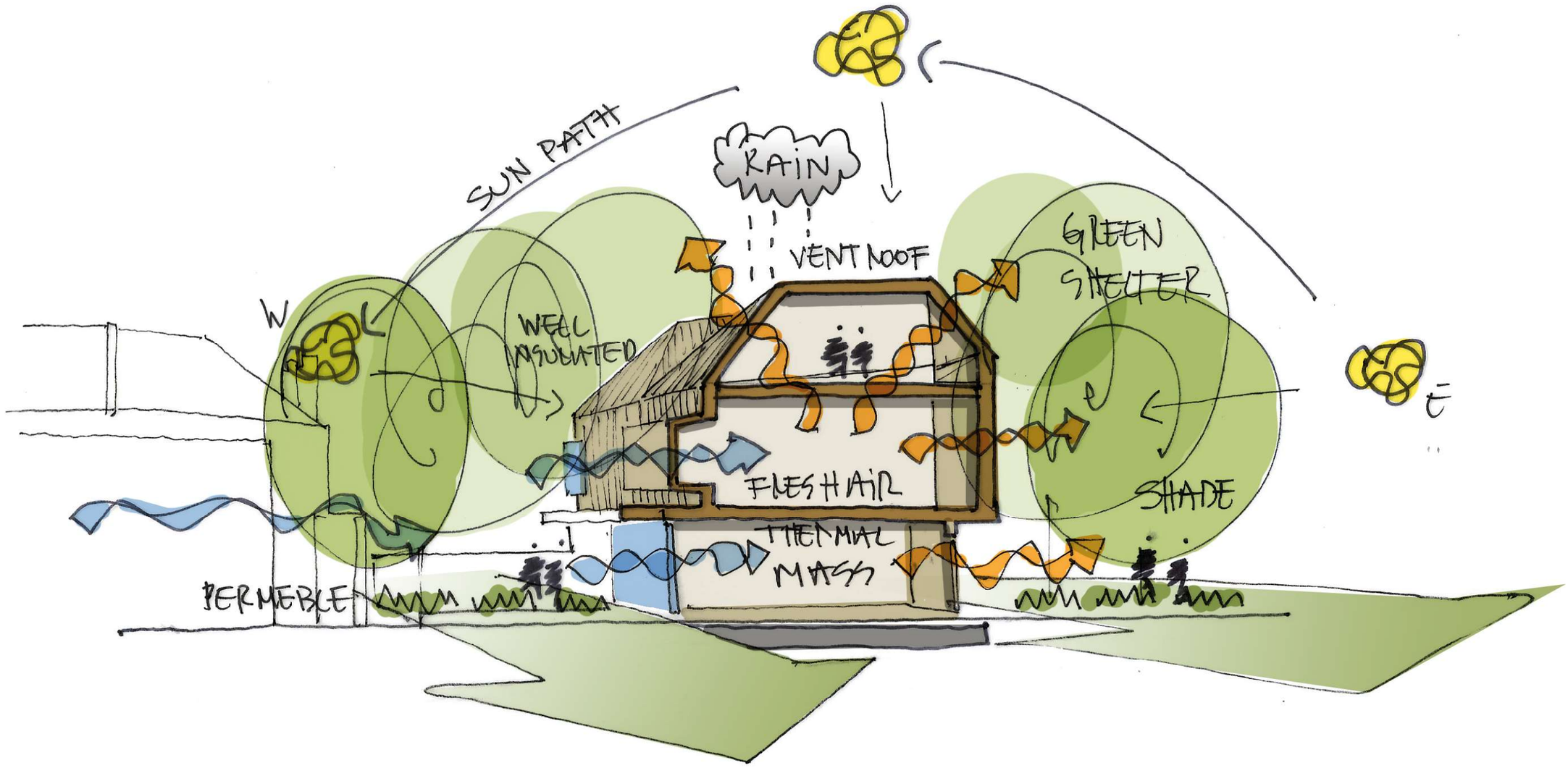


Natural cross ventilation



Using MVHR system and air tight envelope

INITIAL ENVIRONMENTAL STRATEGY



Heating Core System (RED)

- High Insulation
- Air Tight Building Envelope
- Fresh Air Heat Recovery
- Advanced Controls
- Passive Solar Gains (Winter)
- High G-value Windows

Cooling Core System (BLUE)

- Solar Shading
- Exposed Thermal Mass
- Free Night Cooling
- Natural Ventilation
- Low G-Value Windows
- Greenery and Evaporative Cooling

Energy Core System (GREEN)

- Solar PV
- Heat Pump
- Underfloor Heating
- Natural Daylight
- LED lights
- Energy Storage